

Issued: November 28, 2017

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, NOVEMBER 6, 2017
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioners:
John O'Donnell, Michele Maresca; Alternate: Gordon Binkhorst;
Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioner: James Akin; Alternate: Liz Gillette

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, October 2, 2017
Approved - Vote: 4-0. Motion: O'Donnell/Second: Maresca,, Akin abstained.

COMMUNICATIONS:

2. **2018 TPZ Meeting and Filing Dates – Annual Calendar**
Approved with modification to move November 2018 to Wednesday November 7, 2018.
Vote: 5-0 Motion: O'Donnell/Second: Maresca.

NEW BUSINESS:

3. **319 Ridgewood Road-** Application (IWW #1072) of Eric Hobert, Applicant/R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes the construction of a 144 s.f. removable dock, which will be located at water's edge on Wood Pond. (Submitted for IWWA receipt on November 6, 2017. Presented for determination of significance.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell,



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Second/Akin) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

4. **77 Pheasant Hill Drive**- Application (IWW #1073) of Juliano's Pools, LLC, on behalf of Robert and Jessica Leyden, R.O.'s, requesting approval on an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes the installation of a 22' x 36' in-ground swimming pool and surrounding concrete patio in a developed upland review regulated area. (Submitted for TPZ receipt on November 6, 2017. Presented for determination of significance.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca, Second/O'Donnell) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

OLD BUSINESS:

5. **60 Sunset Farm Road**- Application (IWW #1067) of Phyllis M. Gelles, R.O. (Alan Bongiovanni, Land Surveyor) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca; Second/O'Donnell) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. **The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.**
2. **A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.**

6. **54 Sunset Farm Road**- Application (IWW #1068) of Robert Savin, R.O. (Alan Bongiovanni, Land Surveyor) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-

site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca; Second/O'Donnell) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. **The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.**
2. **A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.**

7. **54 Sunset Farms Road** - Application (IWW #1069) of Robert Savin, record owner, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a new single-family home and associated site amenities including an in-ground pool and septic system. (Submitted for IWWA receipt on October 2, 2017. Determined to be potentially significant and scheduled for public hearing on November 6, 2017.)

The IWWA opened and immediately continued the application to Monday, December 4, 2017 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5 -0)** (Motion/Prestage; Second/O'Donnell).

8. **975 North Main Street**- Application (SUP #1314) of the Town of West Hartford (Robert Palmer, Director of Plant Facilities) requesting Special Use Permit approval for construction of a new science wing consisting of six (6) classrooms at Hall High School and associated site modifications to parking, vehicular circulation and landscaping. (Submitted for TPZ receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/Akin*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:

- a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by November 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
 3. During the November 2019 lookback, the TPZ would like to review the following:
 - a. Screening on the property abutting 7 Hyde Road.
 - b. The plantings on the North side of the new building.

9. **170 Kingswood Road**- Application (SUP #1315) of Kingswood-Oxford School, LLC requesting Special Use Permit approval to construct a new athletic scoreboard and make changes to the existing scoreboards and photography tower on the playing fields. (Submitted for TPZ receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/'Donnell*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - d. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by November 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

TOWN COUNCIL REFERRALS:

10. **Ordinance Concerning Temporary Healthcare Structures.** (Town Council receipt on September 26, 2017. TPZ receipt on November 6, 2017. Town Council public hearing scheduled for November 14, 2017.)

After a detailed review of the proposed ordinance, the TPZ acted by unanimous vote (5-0) (Motion/Maresca; Second/O'Donnell **to RECOMMEND APPROVAL** of the subject ordinance. It is the opinion of the TPZ that opting out of Public Act 177-155 in order to study the potential impacts to the Town is a prudent decision.

TOWN PLANNER'S REPORT:

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday December 4, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, January 3, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 5, 2018 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, five days prior to the meeting.”